

Ribble Valley Borough Council
Housing & Development Control

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Your ref: 3/2022/0826
Our ref: D3.2022.0826
Date: 17th October 2022

FAO Adrian Dowd

Dear Sir/Madam

Application no: **3/2022/0826**

Address: **20 The Sands Whalley BB7 9TL**

Proposal: **To construct a first floor with pitched roof over, above a single storey extension to the property. Extending roof line 1.3 metres to the east with matching pitch and slate tile. Removal of an existing chimney. Dormer window to the rear of the property.**

The Local Highway Authority have viewed the plans and highway related documents and have the following comments to make:

Summary

Further Information

Lancashire County Council acting as the Local Highway Authority does not consider that the application as submitted fully assesses the highway impact of the proposed development and further information is required as set out in this response. Without this information the Local Highway Authority is unable to provide final highway advice on this application.

Advice to Local Planning Authority

The Local Highway Authority (LHA) are in receipt of an application for the proposed extension at 20 The Sands, Whalley.

The LHA are aware of the most recent planning history at the site with it being listed below:

3/2014/1102- Single storey side and rear extension to dwelling. Permitted 02/02/2015.

Lancashire County Council

Phil Durnell
Director of Highways and Transport
PO Box 100, County Hall, Preston, PR1 0LD



The LHA are aware that the dwelling will continue to be accessed off The Sands which is an unclassified road subject to a 20mph speed limit.

The LHA have reviewed the supporting documents and understands that the dwelling will become a 4-bed following the proposal. For the site to comply with the LHAs parking guidance as defined in the Joint Lancashire Structure Plan, the LHA require 3 car parking spaces to be provided on site.

Therefore, to ensure that the site can provide the minimum parking requirement, the LHA are requesting that a parking plan is submitted so that the LHA can fully assess the application.

Yours faithfully

Ryan Derbyshire
Assistant Engineer
Highway Development Control
Highways and Transport
Lancashire County Council

